

## 2536 4 Avenue, Calgary T2N 0P4

MLS®#:	A2182335	Area:	West Hillhurst	Listing Date:	12/05/24	List Price: <b>\$860,000</b>
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



neral Information				DOM		
р Туре:	Residential			16		
Type:	Detached			Layout		
//Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (2 1 )	
r Built:	1951	Abv Sqft:	839	Baths:	2.0 (2 0)	
<b>Information</b>		Low Sqft:		Style:	Bungalow	
Sz Ar:	5,392 sqft	Ttl Sqft:	839			
Shape:				Parking		
				Ttl Park:	1	
				Garage Sz:	1	
ess:				5		
Feat:	Back Lane, Few 1	Frees,Level				
k Feat:	Single Garage D	etached				

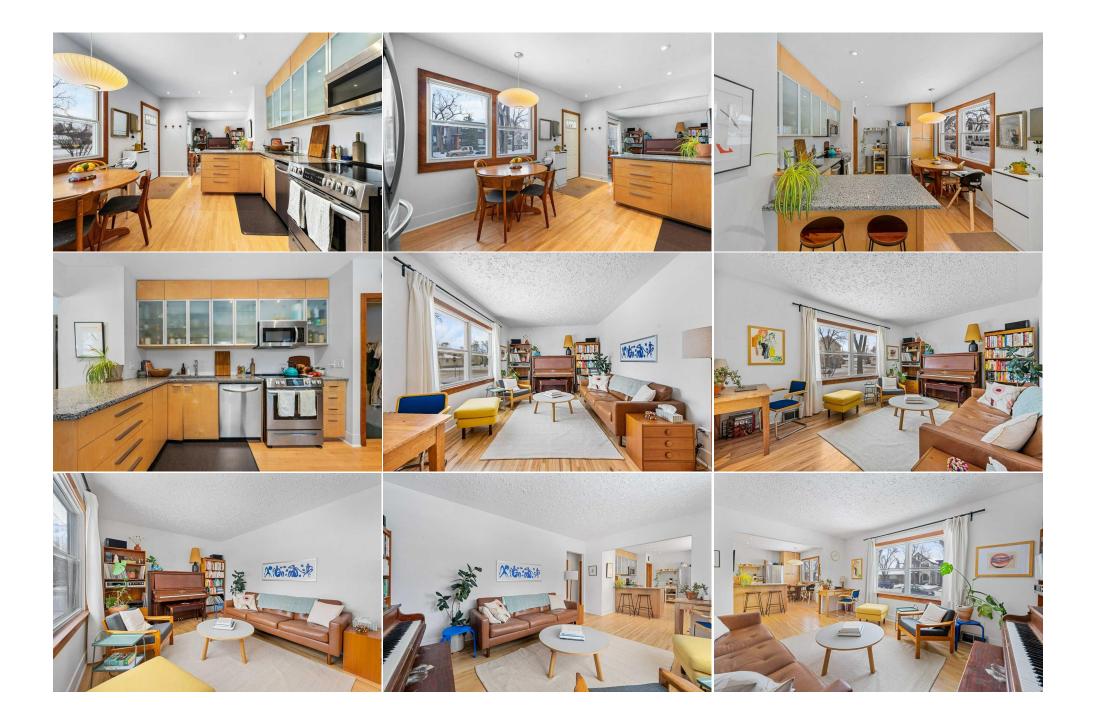
Utilities and Features

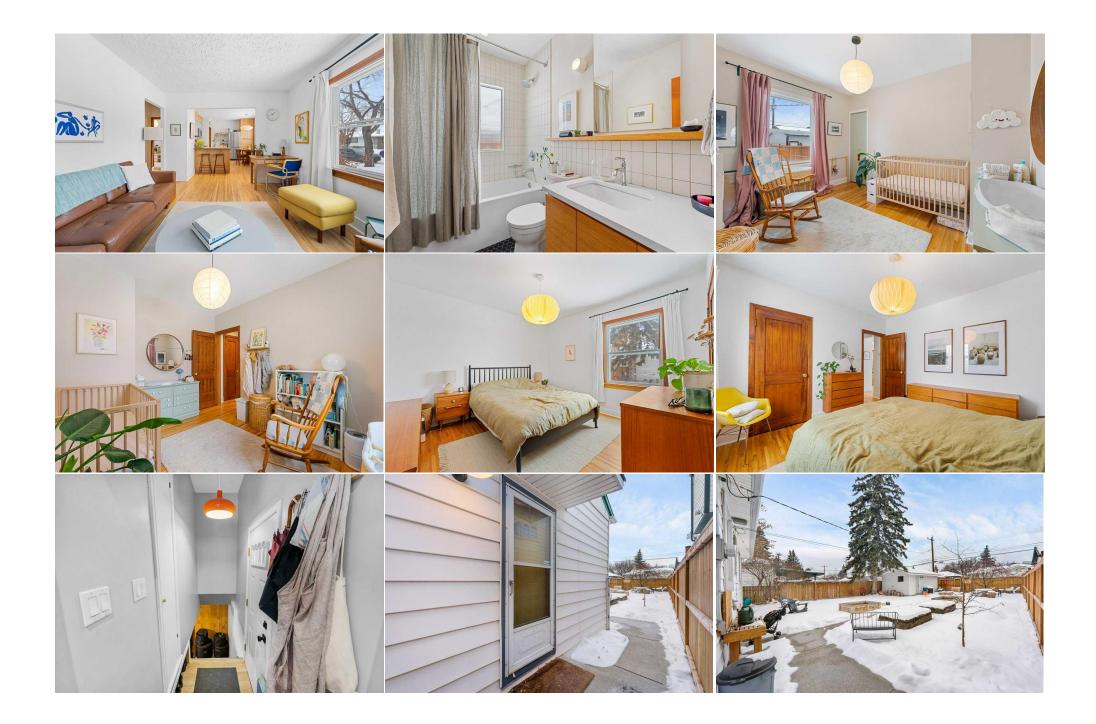
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air None	2		Construction: Mixed,Vinyl Siding,Woo Flooring: Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete	od Frame				
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Electric Oven,Microwave Hood Fan,Washer/Dryer Built-in Features Room Information							
Room		Level	<u>Dimensions</u>	Room	Level	Dimensions			
4pc Bathroom		Main	7`10" x 5`0"	Bedroom	Main	11`6" x 9`7"			
Kitchen		Main	11`5" x 16`6"	Living Room	Main	11`4" x 16`6"			
Bedroom - Prin	marv	Main	11`5" x 11`5"	3pc Bathroom	Basement	6`10" x 5`9"			
Bedroom		Basement	11`4" x 12`11"	·					
				Legal/Tax/Financial					
Title:			Zoning:						
Fee Simple			R-CG						

Legal Desc:	7525GE
	Remarks
Pub Rmks:	Nestled on a picturesque, tree-lined street in the sought-after community of West Hillhurst, this delightful bungalow sits on a generous 45x120 lot. The location is truly unbeatable, offering easy access to downtown, the university and the mountains. The main floor of this home has been beautifully updated, showcasing an open-concept design with a bright and spacious living room, a thoughtfully designed kitchen featuring quartz countertops and high-quality stainless steel appliances, two sizable bedrooms, and a stylish 4-piece bathroom. Large windows and hardwood flooring enhance the warm and inviting atmosphere throughout. The fully finished basement, accessible by a separate side entrance, offers a versatile recreation room, a 3-piece bathroom, a laundry area, and ample storage space. Don't sleep on this one, call your favorite agent today!
Inclusions:	N/A
Property Listed By:	MaxWell Capital Realty

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









2536 4 Ave NW, Calgary, AB Main Floor Exterior Area 839.34 sq ft



2536 4 Ave NW, Calgary, AB

